

June 18, 2007

MEMBERS PRESENT: Mr. Arturi, Mr. Chute, Ms. Gilchrist, Mr. Smith

MEMBERS ABSENT: Mr. Talbot

ALTERNATES PRESENT: Mrs. Mills, Mrs. Rives

ALTERNATES ABSENT: Mrs. Boyer

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. & Mrs. Markert

PUBLIC HEARING

Dedell, Shapiro /156 Calhoun Street /swimming pool

Mr. Arturi opened the Public Hearing at 7:30PM to consider the application for a Certificate of Appropriateness submitted 5/28/07 by Jacqueline Dedell and Ira Shapiro, 156 Calhoun Street, to build a swimming pool. He read the legal notice which appeared in **Voices** on 6/10/07. Mr. Arturi seated the members and seated Alternate Rives for Mr. Talbot. Ms. Dedell and Mr. Shapiro were present with their architect, Mr. Hinkel.

Mr. Hinkel presented the plans to the Commission along with Ms. Dedell and Mr. Shapiro. He pointed out the addition of the pool, the gravel driveway and a defined parking area. There will be a center drain in the parking area. Mr. Hinkel noted the pool equipment and air conditioning condenser will be hidden behind a retaining wall and shrubs. The pool fence will be picket with wire behind.

Mrs. Mills asked if the pool would be visible if there were no shrubs. Ms. Dedell replied it would not be visible because the pool is 7 1/2 feet below grade.

Mr. Markert asked about the color on the bottom of the pool. Ms. Dedell said the color inside the pool is going to be a soft green-gray; like an old fashioned garden pond.

She noted the cement edging around the pool will be very plain.

Mrs. Rives asked if they are planning any lighting around the pool. Ms. Dedell said they have been thinking about two lights that would face away from the street, but they are not necessary.

Mr. Arturi asked if there were any other questions.

Ms. Gilchrist commented that the plan is beautiful, but she is worried about the formality of it in this rural district that's been designated for its' agricultural character. From the street it looks formal. Ms. Dedell asked if the commission has jurisdiction over plantings. It does not. Mr. Smith observed the concern is for the symmetry of the whole package.

Mr. Arturi said he tends to agree with Ms. Gilchrist, but is not sure how much of this will be visible from the road. He said the pool area looks to be about 70ft from the road. Ms. Dedell confirmed that and said as the grade drops down you will not see much from the road.

Mr. Chute suggested that the hedge could be continued over to the side property line to eliminate the symmetry. Ms. Dedell said that was a good idea. Mrs. Mills agreed it should be made to look less formal; more like the neighborhood looks.

Ms. Gilchrist remarked on the increasing formality of the landscape that you see as you drive around. More people are building sharp cornered stone walls and pruning their shrubs to perfection. She said she would like to see more softness of edges in the area. Mr. Shapiro said he agreed. He said they tried to choose stone walls that are more like 18th century stone walls.

The Commission asked about lighting. Ms. Dedell said there is one existing light at the road and the lights on the house were previously approved. She said the look they are going for is low-key, so they are not thinking about outdoor lighting.

Mr. Smith said the parking area is carefully designed and very symmetrical, so it looks formal. Ms. Gilchrist said she does not think the formal shape is going to be visible from the road.

Mr. Arturi asked the members if there were any more questions. There were none. He asked if anyone in the audience had comments for or against this application. No.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted 5/28/07, by Jacqueline Dedell and Ira Shapiro, 156 Calhoun Street, to build a swimming pool. By Mr. Chute, seconded by Mrs. Rives and passed 5-0.

Mr. Arturi closed the Public Hearing at 8:00PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

REGULAR MEETING

Mr. Arturi called the meeting to order at 8:01PM and seated the members and Alternate Rives for Mr. Talbot.

Dedell, Shapiro /156 Calhoun Street /swimming pool

The members discussed this application and decided to include in the motion a request that the applicants reduce the formality of the proposed swimming pool and parking area as much as possible.

MOTION: To approve the application for a Certificate of Appropriateness submitted 5/28/07, by Jacqueline Dedell and Ira Shapiro, 156 Calhoun Street, to build an inground swimming pool as shown in drawings submitted with the application. The applicants are encouraged to execute the planting so as to minimize the formality and symmetry to maintain the rural character of the district. This work is to be completed by June 18, 2008, or else this approval shall be void. By Mr. Chute, seconded by Mrs. Rives and passed 5-0.

Consideration of the Minutes

MOTION: To approve the 5/21/07 minutes as corrected:

Pg.2, Par.2, Line 6,commented that **all** of

By Mr. Chute, seconded by Ms. Gilchrist and passed

5-0.

Other Business

Ross /10 Sunny Ridge Road /Violations

Mr. Arturi drafted a notice of violations and sent it to Atty. Zizka for his input. The members agreed they would like to see this notice placed on the land records.

MOTION: To record the Notice of Violations on the Town Land Records for 10 Sunny Ridge Road. By Mrs. Rives, seconded by Ms. Gilchrist and passed 5-0.

Young Elliott's Farm /110 Calhoun Street /Restoration

Ms. Gilchrist and Mr. Talbot met with Marc Shaw to discuss his plans for restoration. Mr. Shaw said he would like to restore the farmhouse and save the barn and stabilize it if he can. They did not discuss the rest of the property. Ms. Gilchrist stated that she and Mr. Talbot tried to impress on Mr. Shaw how much they would like to see **any** restoration be in-kind so as to maintain the simplicity and character of the property.

Mr. Smith asked if the State has any funds for people trying to restore buildings. Mr. Arturi said he would look into that before the next meeting and report back.

Correspondence

A. Letter from Mr. Bialobrzewski, 113 Woodbury Road, stating they will be replacing a bathroom window in the back of the house. The replacement window is the same as existing and not visible from the road.

B. Letter from Gunn Memorial Museum, 1 Wykeham Road, stating they will be removing rotted clapboards on north and east sides of Museum and replace them in-kind.

MOTION: To adjourn the meeting. By Mr. Smith.

Mr. Arturi adjourned the meeting at 8:25PM.

FILED SUBJECT TO APPROVAL

Respectively Submitted,

Martha T. Shade, Clerk